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Our Ref: APP/20/00508
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31 March 2021

**Town and Country Planning (Development Management Procedure) (England) Order 2015
Discharge of Conditions Application**

Application Number: APP/20/00508

Site Address: Dunsbury Park, Fitzwygram Way, Havant, PO9 4EE

Description: Approval of Reserved Matters in respect to Phase 1 Plot 4a of APP/17/01324 (new employment uses, hotel and access road) comprising construction of 11,622 sqm B2 commercial premises for plot access, layout, scale, appearance & landscaping and Condition B5 Other Matters criteria a to h inclusive.(15.10.20). Request to discharge conditions 2 & 3 (05.01.21).

This decision relates to your request to discharge conditions which was valid from 13/01/2021.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission APP/20/00508.

The conditions in respect of which information has been submitted are:

Condition 2:

Notwithstanding the submitted plans and prior to the commencement of development, a further landscape scheme including details of additional tree planting shall be submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the distribution, positions, species and planting sizes of all planting together with the proposed additional tree planting, and timing provisions for completion of the implementation of the tree planting and all the landscaping works. The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and, CS16, of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

Details submitted:

Landscape proposals DHF-FIR-ZA4-DR-S-0001-revL
Tree Planting Plan - DHF-FIR-ZA4-DR-S-0003-revG
Tree Schedule

Condition 3:

No above ground development shall commence until further details of the external finish of the proposed fencing and walling, including retaining walling, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16, of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Fencing Plan RM3 - DHF-FIR-ZA4-DR-S-0002-REVK

Reasons for approval

The details hereby approved are considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011.

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.
- (2) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning Development Service at the Public Service Plaza or by telephoning 023 9244 6015.

Simon Jenkins

Simon Jenkins
Director of Regeneration and Place
Date: 31 March 2021